

Other governmental actions are happening at the state level to minimize the adverse impacts created by the development of Jackson County. Examples of such actions are the implementation of the Sedimentation Control Act, efforts toward adoption of a Mountain Area Management Act, and a State Land Use Plan, and support of Regional Planning.

In addition, it should be pointed out that this plan alone will have no impact on the environment. The impacts will occur when county policies, citizen participation, zoning, subdivision regulations, building codes, and the like are applied in conjunction with the plan to create the guidelines for development.

BENEFITS VS. LOSSES

A. Land and Climate

Depending on the proposed use of the land, some areas of the county will have dense urban development, some will have open space and natural vegetation; hence, the capacity for erosion will be increased in some areas and decreased in others. There are no effects on the climate as a result of this plan.

B. Vegetation, wildlife and natural areas

All of these will be preserved in areas planned for non-urban type growth. In areas of heavy urban growth their chances of survival are lessened.

C. Surrounding land use and physical character of the areas

Mixed or non-conforming land uses will be avoided and densities will be planned according to supportive natural and man-made potential.

D. Infrastructure

Demand for ground water supply will be increased in areas of urban type growth as well as in some natural or undeveloped areas. Sanitary and